

Malthouse



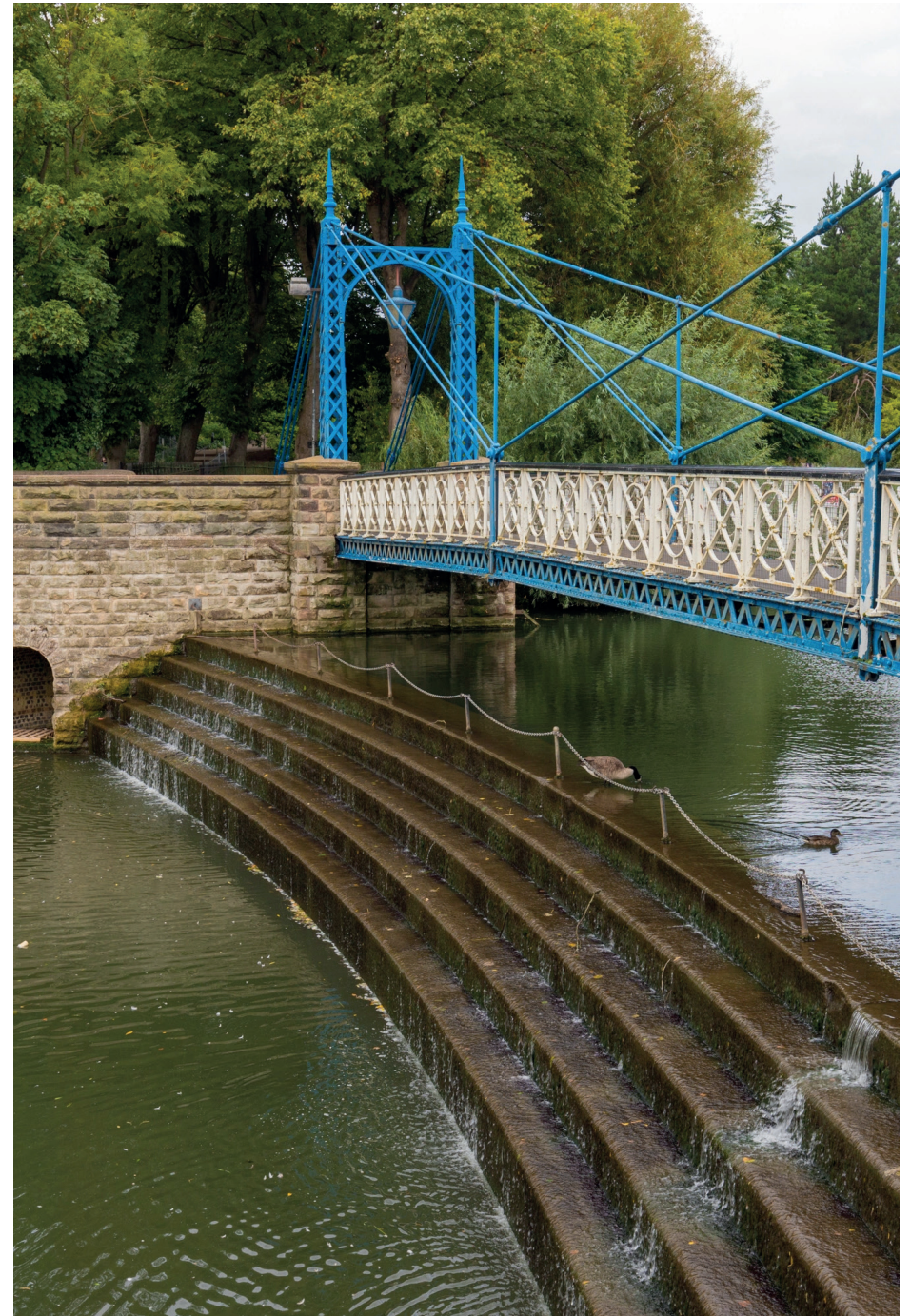
**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

LOCATION

The property is located within the affluent and highly sought-after Regency town of Leamington Spa, widely regarded as one of the Midlands' most desirable commercial and residential locations. The town benefits from a thriving business environment, attractive historic architecture and a strong leisure and retail offering, all of which continue to support occupational and investment demand.

Leamington Spa offers excellent communications via the A46 and A452 road networks Together with direct rail services to Birmingham and London Marylebone from Leamington Spa railway station. The town's strategic position and quality of environment continue to attract a broad range of businesses, professional firms and technology occupiers.



DESCRIPTION

The Malthouse is an attractive detached two-storey office building combining traditional character with versatile modern office accommodation.

Constructed in traditional brick, the property has an impressive frontage to William Street and a strong presence within the town centre. The building benefits from its own private car park to the side, together with an enclosed south-facing courtyard garden to the rear.

Internally, the accommodation is predominantly open plan, with a series of glazed screens and doors creating a flexible balance between collaborative space and private offices. The ground floor comprises an impressive reception,

meeting room, central corridor with offices, kitchen and WC facilities. A distinctive circular staircase with feature glass block walls leads to the first floor, providing further open-plan accommodation, two adjoining offices and a second kitchen.

The property benefits from gas-fired central heating, comfort cooling, timber-framed windows and doors, a combination of three-compartment trunking and data points, and security roller protection to the main entrance.

A characterful and highly adaptable town centre office offering an excellent combination of period appeal, flexible accommodation, private parking and outdoor amenity space.



Approx. 3,843 sq.ft. (356.2 sq.m.) IPMS3 – Office

SERVICES

We understand that all mains services are connected to the property, including electricity, gas, water and drainage. Prospective tenants should satisfy themselves independently as to the condition and capacity of the services.

TENURE

The property is available by way of a new Full Repairing and Insuring lease for a term to be negotiated.

BUSINESS RATES

Current rateable value
(1 April 2026 to present): £51,000

Energy Performance Certificate

EPC Band - 53C

LEGAL COSTS

Each party will be responsible for their own legal costs associated with the preparation of the lease.

An attractive detached town centre office building extending to approximately 3,843 sq.ft. (IPMS3), situated within the highly desirable Regency town of Leamington Spa. The property offers a blend of contemporary office accommodation and character features together with six on-site parking spaces, all within a discreet yet highly accessible location close to Regent Grove and Brandon Parade. Suitable for a range of professional, creative and owner-managed occupiers.

VAT

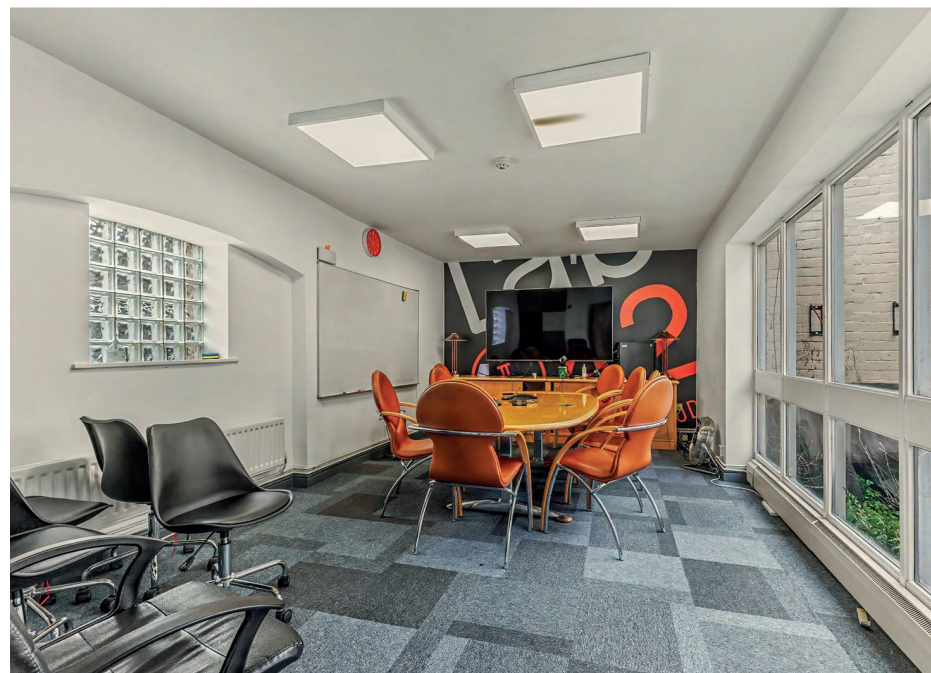
It is understood that VAT will be payable on the rent and all other outgoings associated with the property.

PLANNING

We understand the property has historically been utilised for office purposes and therefore benefits from an established commercial office use, now Class E. Interested parties are advised to make their own enquiries with the Local Planning Authority regarding their intended use and any planning matters.

VIEWING

To discuss the property or to arrange a viewing please contact the Commercial Team on 01789 387882 or commercial@sheldonbosleyknight.co.uk

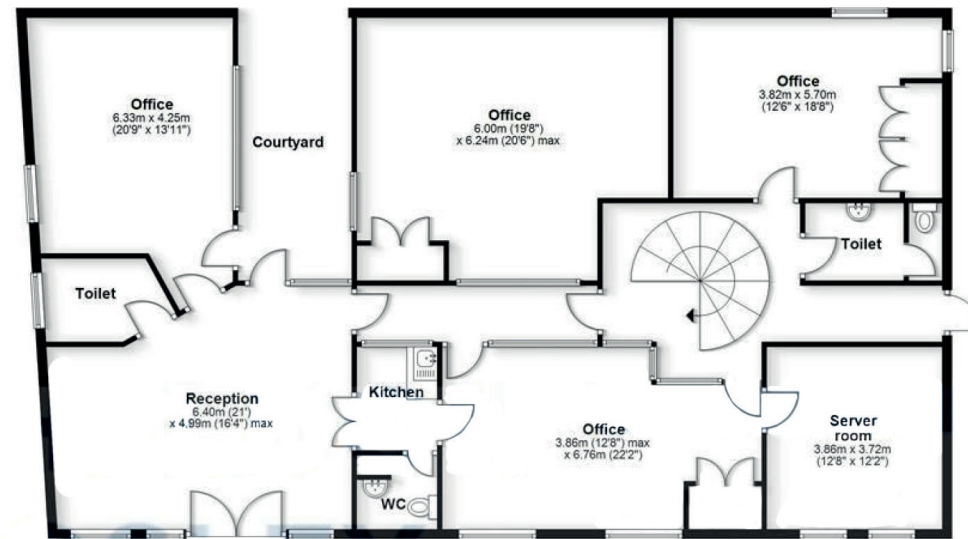


IMPORTANT NOTES

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.

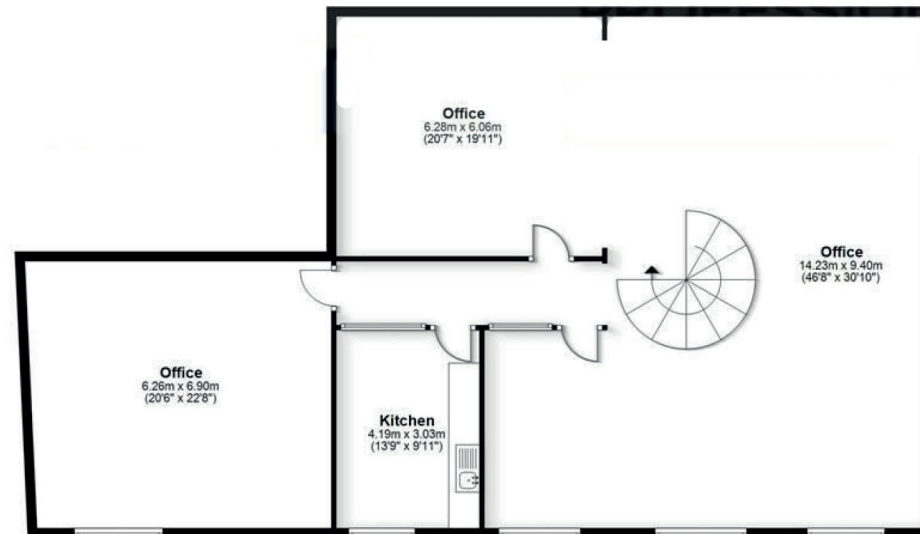
- **Detached two-storey office building**
- **Six dedicated on-site car parking spaces**
- **Highly convenient town centre location just off Regent Grove**
- **Characterful accommodation with contemporary finishes**
- **Excellent connectivity to Warwick, Coventry, Birmingham and London via road and rail links**





First Floor

Approx. 175.4 sq. metres (1888.2 sq. feet)



Total area: approx. 401.2 sq. metres (4318.6 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.

For further information please email commercial@sheldonbosleyknight.co.uk

